

SCHOOL FACILITIES BOARD
October 23, 2003
Tempe, Arizona

The School Facilities Board held a board meeting at the School Facilities Board Offices. The meeting began at approximately 10:10 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Conley, Patrice	Dr. Kent Scribner, Isaac School District
Granillo, Peter (by phone)	
Keenan, Brooks (by phone)	
McGee, Kate	
Van Sittert, Logan, Chair	
Vaughan, G. Keith	
Wicks, Michael (by phone)	
Wright, John, Vice-Chair	
Vicki Salazar, Superintendent's Representative (non-voting)	
<u>Members Absent</u>	
None	
<u>Staff Present</u>	
William Bell, Executive Director	
Tim Brand, Facilities Deputy Director	
Candy Cooley, Deputy Director of MIS	
John Arnold, Deputy Director of Finance	
Judith Darknall, Assistant Attorney General	
Deborah Dominguez, Executive Assistant	
Kristen Landry, Public Information Officer	

Welcome

Logan Van Sittert welcomed the School Facilities Board.

- I. Call to Order
The Board Chair, Logan Van Sittert, called the meeting to order at approximately 10:10 A.M.
- II. Roll Call
There were nine Board Members present at this meeting, including Vicki Salazar of ADE, a non-voting member.
- III. Approval of Minutes of September 4, 2003 Meeting
John Wright moved that the Board approve the Minutes for September 4, 2003. Peter Granillo seconded. Motion passed on an 8-0 voice vote.

Approval of Minutes of Executive Session of September 4, 2003 Meeting

John Wright moved that the Board approve the Minutes for the Executive Session of the September 4, 2003 Meeting. Peter Granillo seconded. Motion passed on an 8-0 voice vote.

Approval of Minutes of September 17, 2003 Meeting

John Wright moved that the Board approve the Minutes for the September 17, 2003 Meeting. Peter Granillo seconded. Motion passed on an 8-0 voice vote.

The following items are listed in the order in which they appear on the agenda, not necessarily in the order in which they were discussed. Several items were reviewed out of order as they related to other items on the agenda.

IV. Assessment Deficiencies

There were no districts listed under this agenda item.

V. New School Construction

a. Consideration of New Construction Projects Review, Bids, Bid Packages and Change Orders, and Expansion/Change of Scope and Increased Project Cost for Cave Creek Unified and Pendergast Elementary

Keith Vaughan moved that the board approve Cave Creek Unified District's request to go to bid on a School Facilities Board project in the amount of \$5,733,585 for a K-5 elementary school, project number 070293000-9999-004N and Pendergast Elementary District's request to go to bid on a School Facilities Board project in the amount of \$6,885,123 for a K-8 elementary school, project number 070492000-9999-003N.

John Wright asked about the process to secure district funding for their portion. Tim Brand explained that staff architect Richard Dern reviews the plans to ensure the SFB amount is appropriate. Candy Cooley stated that the SFB receives a resolution from the district's governing board stating that the district will pay for the additions. John Arnold added that the district holds the contract and submits the request for payment to the SFB.

Kate McGee asked if Cave Creek was part of Lease-to-Own. John Arnold confirmed that it was.

John Wright seconded. Motion passed on an 8-0 voice vote.

b. Expansion/Change of Scope and Increased Project Cost
Isaac Elementary

Brooks Keenan moved that the Board approve additional funding funding in the amount of \$105,000 for 6 – 8 Core middle school for Isaac Elementary District, project number 070405000-9999-002N.

Keith Vaughan asked if the plan was the same as the previous. Tim Brand confirmed that everything was the same.

Dr. Kent Scribner of the Isaac School District addressed the board and said with this approval, the district could identify any additional construction costs

associated with this site. He added that the district is making progress with the condemnation of the old parcel and hope to have it resolved soon.

Peter Granillo seconded. Motion passed on an 8-0 voice vote.

Vernon Elementary

Pat Conley asked if the SFB forced the district to hire a Project Manager. Candy Cooley confirmed that a previous SFB director demanded that the district hire a project manager and explained how it would be paid for in a letter. Ms. Conley asked if the Project Manager was involved in the \$589,000 for unforeseen conditions, etc. Ms. Cooley said that the Project Manager did not come in until three quarters of the way through the project. The hiring of the PM preceded the change order of \$589,000.

Pat Conley asked if the SFB was still going to try and get the \$91,750 from the architect. Candy Cooley said that the architect based his design on an inaccurate test and we are investigating the engineer who completed the test to see how we got to this point. Ms. Conley requested that the board review the PM fees. Bill Bell said that was something staff was working on.

John Wright asked Pat Conley what she would like to see regarding what staff believes is an obligation to the Project Manager. Pat Conley responded that she would like to see the data at the next meeting to see if the fee is a correct amount.

Kate McGee asked what would happen to the project if we withhold the fees. Candy Cooley explained that the district has already paid the project manager and so have not paid the other bills associated with the school. Ms. Cooley explained that the previous SFB director sent a letter to the district that guaranteed the SFB would pay for this.

John Wright said that he did not see holding up the district for bills they've already made when the SFB already committed to making that payment. Kate McGee agreed that by holding this up, we would be punishing the district.

Pat Conley asked Judith Darknall if we were obligated to pay whatever amount the district requested. Ms. Darknall stated that she assumed since Dr. Geiger approved the \$91,750 the district has already paid. Candy Cooley stated that there is a contract with the PM Firm for that amount.

Candy Cooley suggested tabling the PM fees until November so that Judith Darknall could review the PM contract.

Pat Conley moved that the board approve additional funding in the amount of \$66,250 for additional change orders for Vernon Elementary District, project number 010309000-9999-201N and to withhold \$91,750 until further discussion at the next board meeting. Keith Vaughan seconded. Motion passed on an 8-0 voice vote.

VI. Consideration of Request for Land or Real Property Purchase, Lease, or Donations including requests from:

a. Steps I and/or II

There were no districts listed on this agenda item.

b. Step III

Dysart Unified

Brooks Keenan moved that the Board approve Dysart Unified School District's request to accept a donation of 15.0 acres for a K-8 site (Marley Park) (project number 070289000-9999-015L). Peter Granillo seconded. Motion passed on an 8-0 voice vote.

Dysart Unified

Brooks Keenan moved that the Board approve Dysart Unified School District's request to accept a donation of 15.0 acres for a K-8 site (Thompson Ranch) (project number 070289000-9999-017L) Peter Granillo seconded. Motion passed on an 8-0 voice vote.

Litchfield Elementary

Brooks Keenan moved that the Board approve Litchfield Elementary School District's request to accept a donation of 29.623 acre for a K-5 and 6-8 elementary and middle school site (project number 070479000-9999-006L). Peter Granillo seconded. Motion passed on an 8-0 voice vote.

c. Consideration of Other Land Related Issues

There were no districts listed on this agenda item.

VII. Land Trust Bond Resolution

John Arnold explained that this is the second part of the land trust bond resolution. The taxable-variable rate sale was only the first part of the process for these bonds. He stated the next step is to complete our negotiations with the IRS to determine tax status and then convert these bonds to a tax-exempt fixed rate.

Kate McGee asked to see the cost breakdown of the legal and professional services.

John Wright moved that the board approve the Land Trust Bond Resolution. Keith Vaughan seconded. Motion passed on an 8-0 voice vote.

VIII. Future Agenda Items

- Report on phasing out the extra projects.
- Review of PM program
- Building Renewal Committee
- Vernon issue
- Year by year total committed to bonds and lease-to-own
- Building Renewal balances in relation to preventive maintenance
- Board Member opening

XIII. Public Comment
None

Adjournment

There being no further business Board Chair, Logan Van Sittert, adjourned the meeting at approximately 11:00 A.M.

Approved by the School Facilities Board on _____, 2003

Logan Van Sittert, Chair